

Document No. 3274
Voted at Meeting of 2/ 12/76

BOARD OF APPEAL REFERRALS

February 12, 1976

1. Z-3524 Alphonse Mourad
 2 Spring Park Avenue, Jamaica Plain
2. Z-3525-3526 Virginia Realty Trust
 Eugene R. Murray, Trustee
 139-141 Coleridge Street, East Boston
3. Z-3527 Trustees of Boston University
 McDonald's Corporation (lessee)
 949 Commonwealth Avenue, Allston
4. Z-3528 Boston Redevelopment Authority
 155 Warren Street, Roxbury

MEMORANDUM

February 12, 1976

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 2/24/76 Petition No. Z-3524
 Alphonse Mourad
 2 Spring Park Avenue, Jamaica Plain
 at Centre Street

24,123 square feet of land - local business (L-.5) district.

Purpose: to erect one-story car wash structure and retail gasoline facilities.

Violations:

Section 8-7. A car wash and gasoline retail are conditional in an L-.5 district.

Section 18-1. Proposed sign is located within required front yard.

Use is inappropriate for the site; the Curley public schools (elementary and junior high) and elderly housing (under construction) are opposite on Centre Street. Several gas service stations already exist within a short distance of the proposed facility. Traffic circulation, which is poorly designed, would create extremely hazardous conditions and impede traffic on heavily congested Centre Street, narrow two-way Spring Park Avenue, and Kingsboro Park. There is overwhelming neighborhood opposition. Recommend denial.

VOTED: In reference to Petition No. Z-3524, brought by Alphonse Mourad, 2 Spring Park Avenue, Jamaica Plain, for a conditional use to erect a one-story car wash structure and retail gasoline facilities in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Use is inappropriate for the site; the Curley public schools (elementary and junior high) and elderly housing (under construction) are opposite on Centre Street. Several gas service stations already exist within a short distance of the proposed facility. Traffic circulation, which is poorly designed, would create extremely hazardous conditions and impede traffic on heavily congested Centre Street, narrow two-way Spring Park Avenue, and Kingsboro Park. There is overwhelming neighborhood opposition.

Z-3524
2 SPRING PARK AVE.
(J.P.)



Board of Appeal Referrals 2/12/76

Hearing: 2/24/76

Petitions Nos. Z-3525-3526
 Virginia Realty Trust
 Eugene R. Murray, Trustee
 139-141 Coleridge Street, East Boston
 near Byron Street

One-story structure and contractor's yard - residential (R-.5) district.

Purpose: to subdivide; to change occupancy from repair and storage of heavy contractor's equipment to union offices, meeting rooms, public hall, accessory uses.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 9-2. A change in a nonconforming use requires Board of Appeal hearing.		
Section 14-4. Access to rear lot is insufficient.	50 ft.	0

Proposed use would be less noxious to the surrounding residential community than the existing contractor's yard with its storage of heavy equipment. Adequate off-street parking would be provided for the facility. Recommend approval with provisos.

VOTED: In reference to Petitions Nos. Z-3525-3526, brought by Virginia Realty Trust, 139-141 Coleridge Street, East Boston, for a change in a nonconforming use and a variance to subdivide land and change occupancy from repair and storage of heavy contractor's equipment to union offices, meeting rooms, public hall, and accessory uses in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the nonconforming use extend to the lessee (Local 1728, International Association of Machinists and Aerospace Workers, A.F.L.-C.I.O) only and that the permit expire upon sale, sublease, or other disposition of the property; that evening meetings be limited to one per week and terminate no later than 12 p.m.; that the use of both lots for storage of contractor's equipment be discontinued; that the parking area be suitably screened by improved landscaping; that plans be submitted to the Authority for design review.

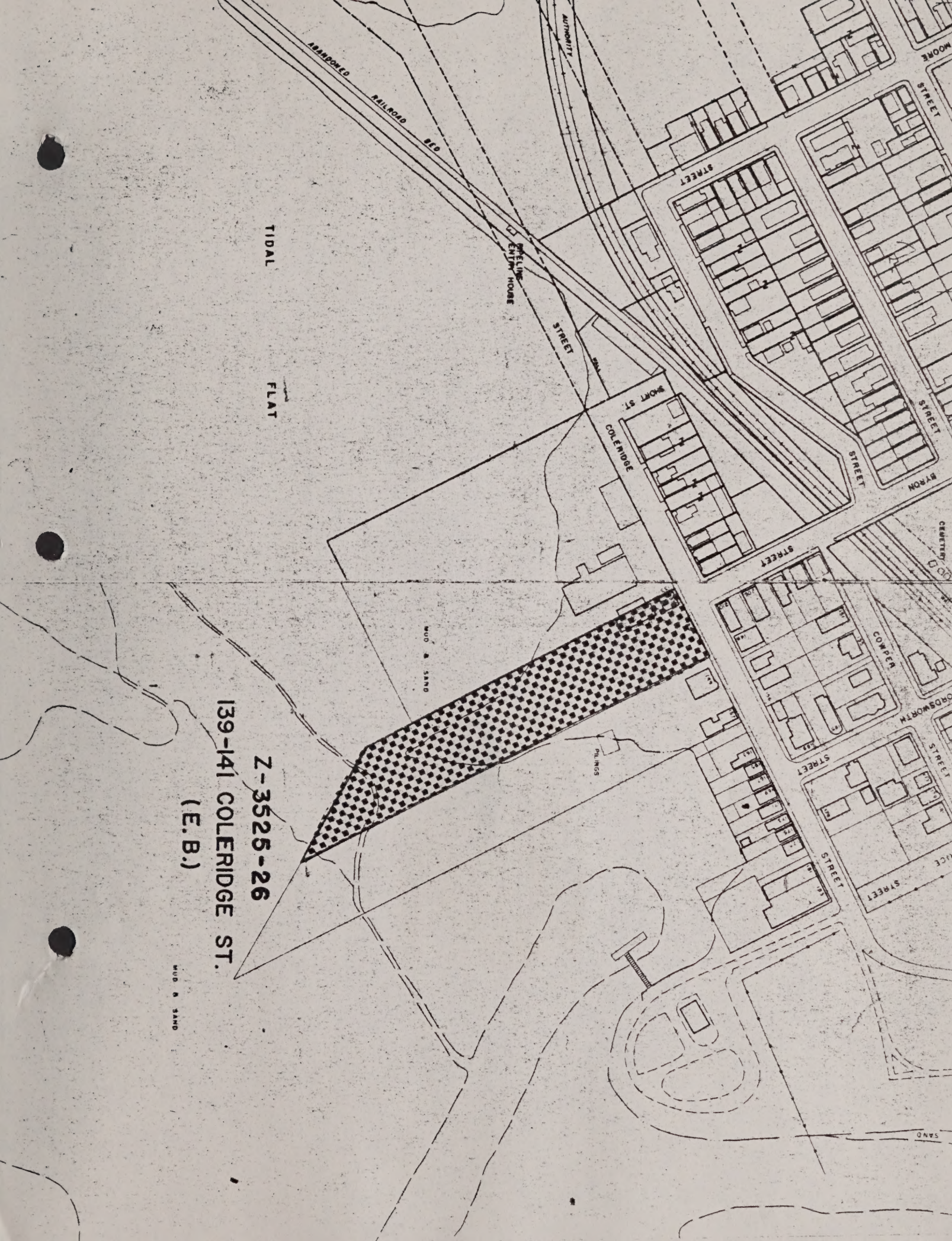
Z-3525-26
139-141 COLERIDGE ST.
(E.B.)

TIDAL

FLAT

MUD & SAND

MUD & SAND



Board of Appeal Referrals 2/12/76

Hearing: 2/24/76

Petition No. Z-3527
Trustees of Boston University
McDonald's Corporation (lessee)
949 Commonwealth Avenue, Allston
at Gaffney Street

Two-story masonry structure - general business (B-2) and industrial (I-2) districts.

Purpose: to change occupancy from miscellaneous hall to restaurant and miscellaneous hall.

Violations:

Required

Proposed

Section 8-7. Sale over the counter of on-premises-prepared food or drink for off-premises consumption or for on-premises consumption if, as so sold, such food or drink is ready for take-out, is conditional in a B-2 district.

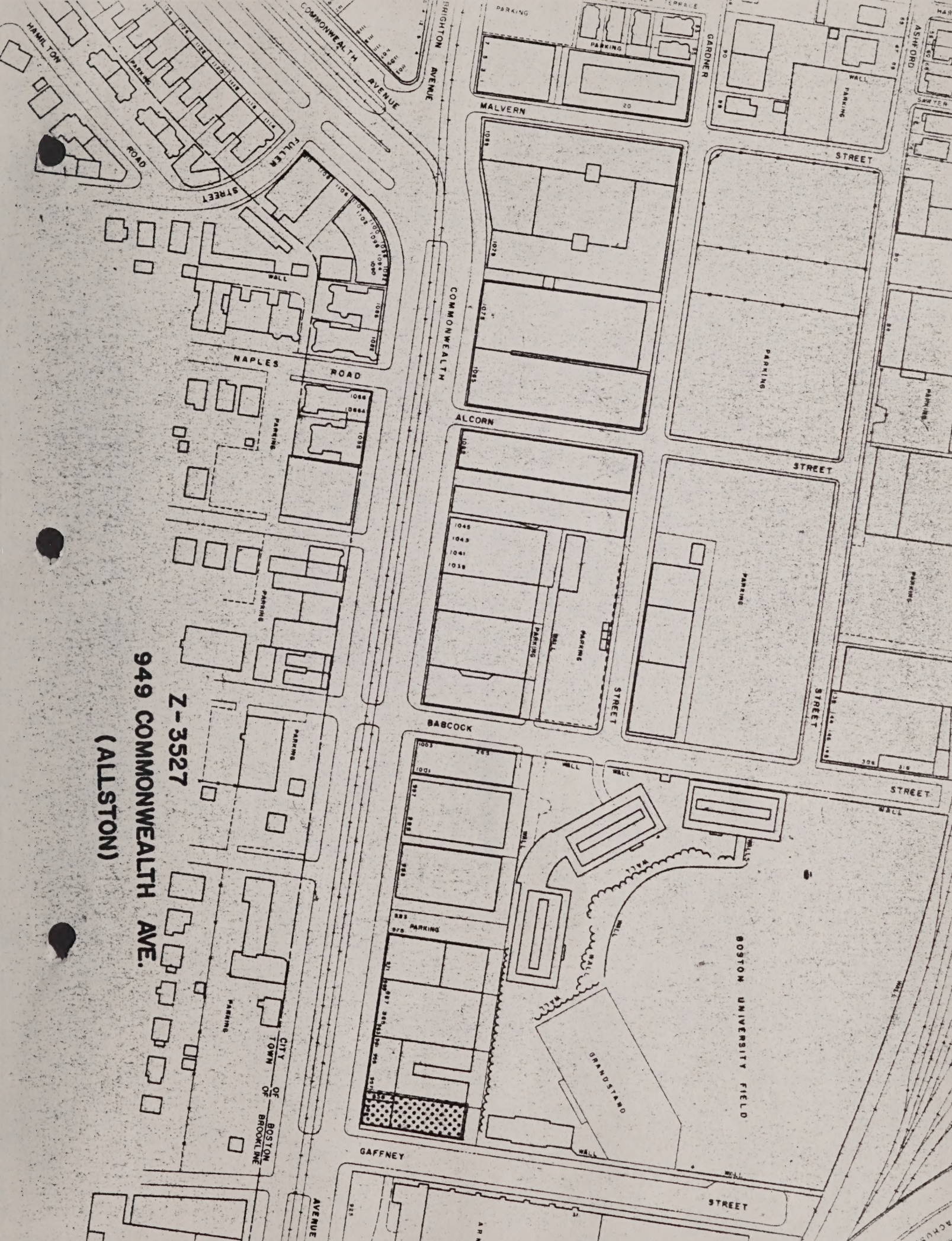
Section 23-2. Off-street parking is insufficient.

6 spaces

0

Facility would provide seating accommodations for approximately 150 patrons. Restaurant facility would be compatible with existing uses in this commercial-institutional area. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3527, brought by the Trustees of Boston University and McDonald's Corporation, 949 Commonwealth Avenue, Allston, for a conditional use and a variance for a change of occupancy from miscellaneous hall to restaurant and miscellaneous hall in general business (B-2) and industrial (I-2) districts, the Boston Redevelopment Authority recommends approval only with the following provisos: that space be provided within 800 feet of the site for off-street parking of 15 cars; that vehicles be properly directed to such parking facilities; that the premises be maintained free of debris at all times; that plans, including landscaping, be submitted to the Authority for design review.



949 COMMONWEALTH AVE.
(ALLSTON)
Z-3527

Board of Appeal Referrals 2/12/76

Hearing: 2/24/76

Petition No. Z-3528
Boston Redevelopment Authority
155 Warren Street, Roxbury
at Regent Street

25,469 square feet of land - Washington Park Urban Renewal Area -
apartment (H-1) and local business (L-1)
districts.

Purpose: to erect three-story office—retail stores structure.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. Retail stores are forbidden in an H-1 district.		
Section 8-7. Professional offices are conditional in an H-1 district.		
Section 8-7. Offices are forbidden in an H-1 district.		
Section 18-1. Front yard is insufficient.	25 ft.	4 ft.
Section 20-4. Rear yard is insufficient.	22.5 ft.	20 ft.
Section 23-4. Off-street parking is insufficient.	37 spaces	25 spaces

Commercial facility is desirable and in conformance with the Washington Park Urban Renewal Plan. Proximity of site to public transportation would tend to mitigate the off-street parking deficiency. Yard violations would not have a significant effect on surrounding area. Recommend approval with design review proviso.

VOTED: In reference to Petition No. Z-3528, brought by the Boston Redevelopment Authority, 155 Warren Street, Roxbury, in the Washington Park Urban Renewal Area, for a conditional use, two forbidden uses, and three variances to erect a three-story office—retail stores structure in apartment (H-1) and local business (L-1) districts, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review. Facility is desirable and in conformance with the Washington Park Urban Renewal Plan. Proximity of site to public transportation would tend to mitigate the off-street parking deficiency. Yard violations would not have a significant effect on surrounding area.



Z-3528
155 WARREN ST.
(R0X.)

